

EXHIBIT D – PROPOSED LAND USE ORDINANCE CHANGES

SECTION 22.112.040.G.11 LAND USE ORDINANCE TITLE 22 OF THE COUNTY CODE

11. **Green Canyon Property.** The following standards apply only to land shown in Figure 112-36 south of Woodhaven Way.

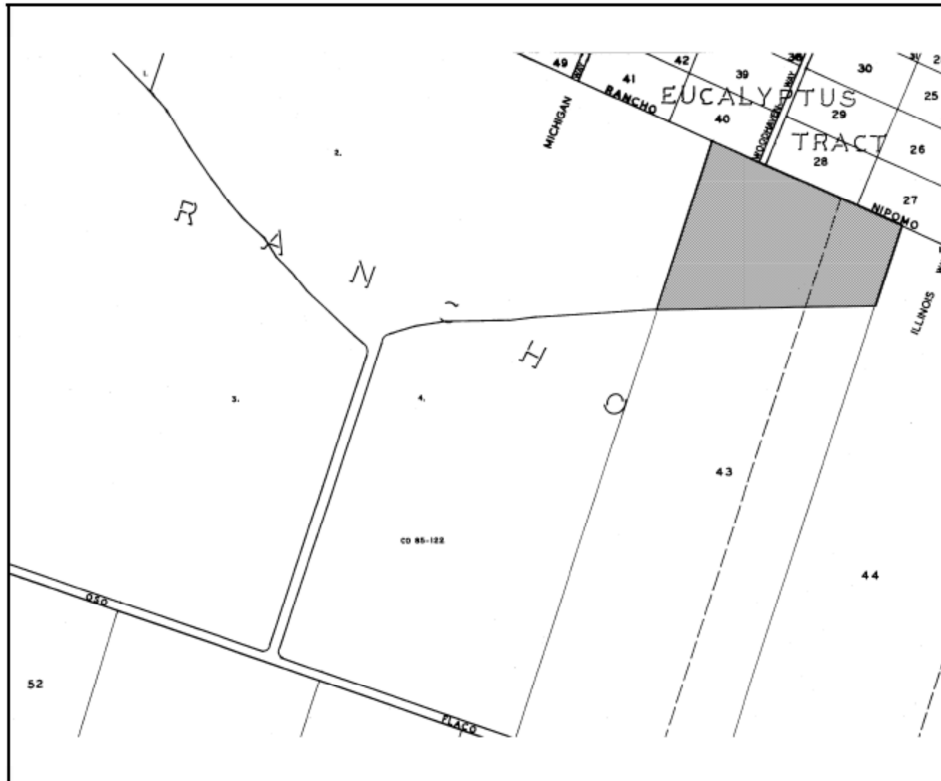


Figure: 112-36 RR - Green Canyon Property

- a. **Biological Resources.** To protect maritime chaparral and coastal dune scrub habitats, the following measures shall be followed for all development:
- (1) No vegetation clearance shall occur until such time as specific development is proposed. At that time, all efforts will be made to preserve the existing chaparral and coastal scrub habitats. Prior to any vegetation removal a botanical report shall be prepared for all areas proposed for disturbance. In the event sensitive plant species or habitats are encountered, appropriate measures (e.g., avoidance, on-site reestablishment, off-site acquisition, etc.) shall be completed to reduce impacts to less than significant levels.
 - (2) All future landscaping shall be of native plants compatible with existing chaparral and coastal scrub habitats.

- (3) Equestrian activity shall be limited to the on-site trail.
 - (4) All underground utilities shall be either immediately adjacent to or within all access driveways.
 - ~~(5) No grazing animals shall be allowed.~~
 - (6) No vegetation shall be removed below the edge of the bluff top.
- b. **Drainage, Sedimentation and Erosion Control.** To avoid potential bluff face impacts, the following measures shall be required for all new development:
- (1) All drainage from future development, including the multi-use trail, shall be retained on site and directed away from the bluff face;
 - (2) No grading or ground disturbance shall be allowed below the top edge of bluff;
 - (3) All grading or ground disturbance shall adhere to the “Black Lake Canyon/ Nipomo Bluff Grading & Vegetation Removal Guidelines”.
- c. **Rural Character.** To maintain a rural character, new development shall adhere to the following guidelines:
- (1) Sufficient native landscaping will be used or use of existing topography to accomplish an 80 percent screening of new development, as seen from Highway 1 and Oso Flaco Road;
 - (2) All night lighting shall be directed down and into the development with no direct light visible from surrounding public roads;
 - (3) Cluster subdivisions are not allowed
- d. **Cultural Resources.** Prior to any ground disturbance:
- (1) An archaeological surface survey shall be prepared for areas where disturbance is proposed (including any disturbance needed for off-site improvements). In the event sensitive areas are encountered, any necessary additional work shall be performed and all feasible measures (e.g., avoidance, redesign, clustering, etc.) shall be incorporated into the ground disturbing activities to minimize impacts to the greatest extent possible.

- e. **Multi-Use Trail.** As a part of any future land division or discretionary development, in consultation with the County Parks Division, an easement for an equestrian and hiking trail shall be offered across a portion of the property (above the bluff top edge), which considers the following elements: provides a connection to existing bluff top trail and/or dedicated trail easement, avoids drainage and erosion impacts to bluff face, and minimizes impacts to existing native vegetation and archaeological resources.